



CITY OF MOUNTAIN VIEW

DEVELOPMENT REVIEW COMMITTEE

AGENDA

WEDNESDAY, JUNE 17, 2015

PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET

2:00 P.M.

1. ROLL CALL

Members: Deputy Zoning Administrator Denis, Architect Poncini, and Architect Sabalvaro.

2. REVIEW

- 2.1 **1001 North Shoreline Boulevard, (1005, 1015, 1023, 1043, and 1091 North Shoreline Boulevard; 1130, 1150, and 1160 Terra Bella Avenue; and 1062 Linda Vista Avenue), Matt Edwards for Calvano/CRP Mountain View Venture, LLC, 229-14-DRP; APNs: 153-15-014, 153-15-015, 153-15-016, 153-15-017, 153-15-018, 153-15-022, 153-15-024, 153-15-026, and 153-15-028**

Request for a Development Review Permit to construct a new four-story, 111,443 square foot office building with 371 surface parking stalls, and a Heritage Tree Removal Permit to remove 33 Heritage trees on a 7.3-acre project site. The project site is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Light Industrial) and MM (General Industrial) Districts.

Project Planner: Lindsay Hagan

- 2.2 **1625 North Shoreline Boulevard, Brian Froelich for Shashi Group, 502-14-PCZA; APN: 116-14-062**

Informal review of a request for a Planned Community Permit to demolish an existing 12,000 square foot commercial building in order to construct a new five-story, 108,100 square foot, 200-room hotel and a four-level parking structure, and a Heritage Tree Removal Permit to remove four Heritage cedar trees on a 1.35-acre project site. The site is located on the east side of North

Shoreline Boulevard on the corner of North Shoreline Boulevard and Space Park Way, located in the P-3 (North Shoreline Boulevard) Precise Plan.

Project Planner: Scott Plambaeck

3. **ADJOURNMENT**

LB/7/CDD

892-06-17-15A-E

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the Committee making a recommendation.